



Meeting Minutes

Whitestown BZA

Date: February 10, 2014

Time: 6:30pm

Location: Whitestown Town Hall, 6320 S. Cozy Lane, Whitestown, IN 46075, (317) 769-6557

Call to Order:

6:32pm

Pledge of Allegiance

Introduction of new member

Semmler – we'd like to welcome new member Mike Roberts to the BZA.

Roll Call

- ☒ Greg Semmler, Chairman
- ☒ Matthew Doublestein, Vice-chair
- ☒ Randy Clements (arrived 6:35pm)
- ☒ Mike Roberts
- ☒ Jim Cunningham

- ☒ Staff:
 - o Deborah Luzier, Town Planner, GRW
 - o John Molitor, PC/BZA Attorney

Agenda

1) February 10, 2014

Motion to approve agenda by Doublestein. Second by Semmler. Motion passes unanimously.

Randy Clements arrives (6:35pm)

Minutes

2) October 14, 2013

Motion to approve minutes by Semmler. Second by Doublestein. Motion passes unanimously.

New Business – Public Hearing

- 3) **Docket BZA14-001-DV - Dimensional Variance - Harvest Park.** The petitioner is requesting approval of five Dimensional Variances for the purpose of: 1) decreasing ground floor area of home, 2) decreasing minimum lot width, 3) decreasing minimum road frontage, 4) decreasing minimum lot area, and 5) decreasing minimum side setbacks. The subject property contains 108 acres and is located 4947 S Main St, at the northeast corner of S Main St and 500 S, for the proposed Harvest Park subdivision. The property is in

the process of being rezoned from R1 to R3. The petitioner is Pulte Group and the owner is Harrison and Jack Eiteljorg.

History

- 2014-01-13 – Continued to February 10, 2014 at request of petitioner.
- 2014-02-03 – additional comments from the public added to the file.

1. Presentation

- a. Jeff Jacobs, as we indicated at the January meeting, we expected to request another continuance tonight. We are meeting with neighboring property owners to discuss the proposal and their issues. We therefore ask that we continue this hearing to the next meeting so that we may finish our meetings with neighbors.

2. Discussion

- a. Semmler – Molitor, do we need to open this up for public discussion?
- b. Molitor – the continuance itself isn't a public hearing, but you could entertain comments from the public about the project in general.
- c. Brad Callmeyer, 5053 S Main St – we are one of the neighbors that will be meeting with the petitioner next week, so we would be in favor of the continuance to allow time for further discussion.
- d. Semmler – we can allow a continuance on this. We understand that the petitioner is meeting with those who would be impacted by the development. Allowing these discussions to continue would allow a thorough review of the project.
- e. Roberts – I agree with Semmler.
- f. Doublestein – I know that the project still doesn't meet the ordinance and changes have not been made to bring it into compliance. Do you expect anything in your petition to change as a result of your discussions with neighbors?
- g. Jacobs – we will most certainly consider proposed changes where we can. Regardless, we will still require some variances and waivers for this project.
- h. Doublestein – how many neighbors have you met with? Has anyone here already met with the developer? (one hand raised from public).
- i. Jacobs – we have had numerous meetings with neighbors and have more scheduled next week.
- j. Doublestein – we do not want to keep continuing this unnecessarily, so we appreciate you working with the neighbors.
- k. Semmler – Molitor, if we grant the continuance, would it have to be on the March agenda? Would they have to have their hearing at that meeting? Or could they request another continuance?
- l. Molitor – the terms of your continuance could be part of your motion if you choose.
- m. Semmler – if this isn't ready for public hearing on the next month, please don't put it back on the agenda until you are ready for consideration.
- n. Jacobs – are you asking that we move things to April? We anticipate being ready for a hearing in March.
- o. Molitor – you could suspend the rules and ask that the petitioner confirm with staff that they would be ready for the March meeting if you chose. Then staff could prepare the agenda accordingly.
- p. Semmler – interested residents were here last month and people are here again tonight. We want to make sure that those who are interested have a chance to be here for a hearing.
- q. Molitor – you could suspend the rules and set up the specific terms for the continuance if you think more time is needed.

- r. Jacobs – we would be happy to send out letters by first class mail to surrounding property owners and let them know of the hearing date if you wanted. I understand your position about this matter.
- s. Doublestein – I'm not inclined to suspend any rules at this point.
- t. Clements – if they're not ready and are still discussing the details with the neighbors, then we should allow the continuance to March.

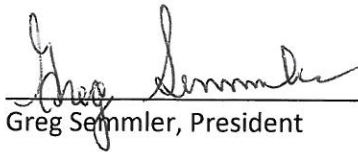
Motion to continue the hearing to March 10, 2014 by Semmler. Second by Roberts. Motion passes unanimously.

Other Business

Distribution of 2013 Annual Report (no discussion)

Adjournment

6:51pm



Greg Semmler, President



Deborah Luzier, Secretary

Whiteston PC BZA Meeting

Date: 2-10-14

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Sign-in Sheet (please print)

	Name	Address	Notify if judicial review is filed? ✓
1	Jenny Kallmyer	5053 S. Main St	
2	BRAD KALLMYER	"	
3	Tim Cunningham	605 W. Pierce St	
4	Steve Kesler	6796 E 525 S Whitestown, IN	
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